

► **FILE #:** 5-M-14-RZ

AGENDA ITEM #: 32

AGENDA DATE: 5/8/2014

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Glyn Allen Pratt and Maa Bhavani Inc.

TAX ID NUMBER: 72 273 & 27303

JURISDICTION: City Council District 4

STREET ADDRESS: 714 Brakebill Rd

► **LOCATION:** East side Brakebill Rd., northwest of Strawberry Plains Pike

► **APPX. SIZE OF TRACT:** 4.57 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Brakebill Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

► **PRESENT ZONING:** No Zone (formerly CB (Business and Manufacturing) & CH (Highway Commercial))

► **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)

► **EXISTING LAND USE:** Commercial

► **PROPOSED USE:** Commercial

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and house / A (Agricultural)

South: Hotel / C-5 (Tourist Commercial)

East: Convenience store, fuel station / C-5 (Tourist Commercial)

West: Brakebill Rd. - Vacant land and house / A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is at the edge of a large commercial area at the I-40/Strawberry Plains Pike interchange. North of the site, along Brakebill Rd., are agricultural and residential uses, zoned A.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 is a comparable City zoning district to the former CB and CH County zoning districts and permits the existing hotel on the property. The C-6 zone is compatible with other commercial zoning present in the area. Other City properties in the area are zoned either C-3, C-4, C-5 or C-6.

COMMENTS:

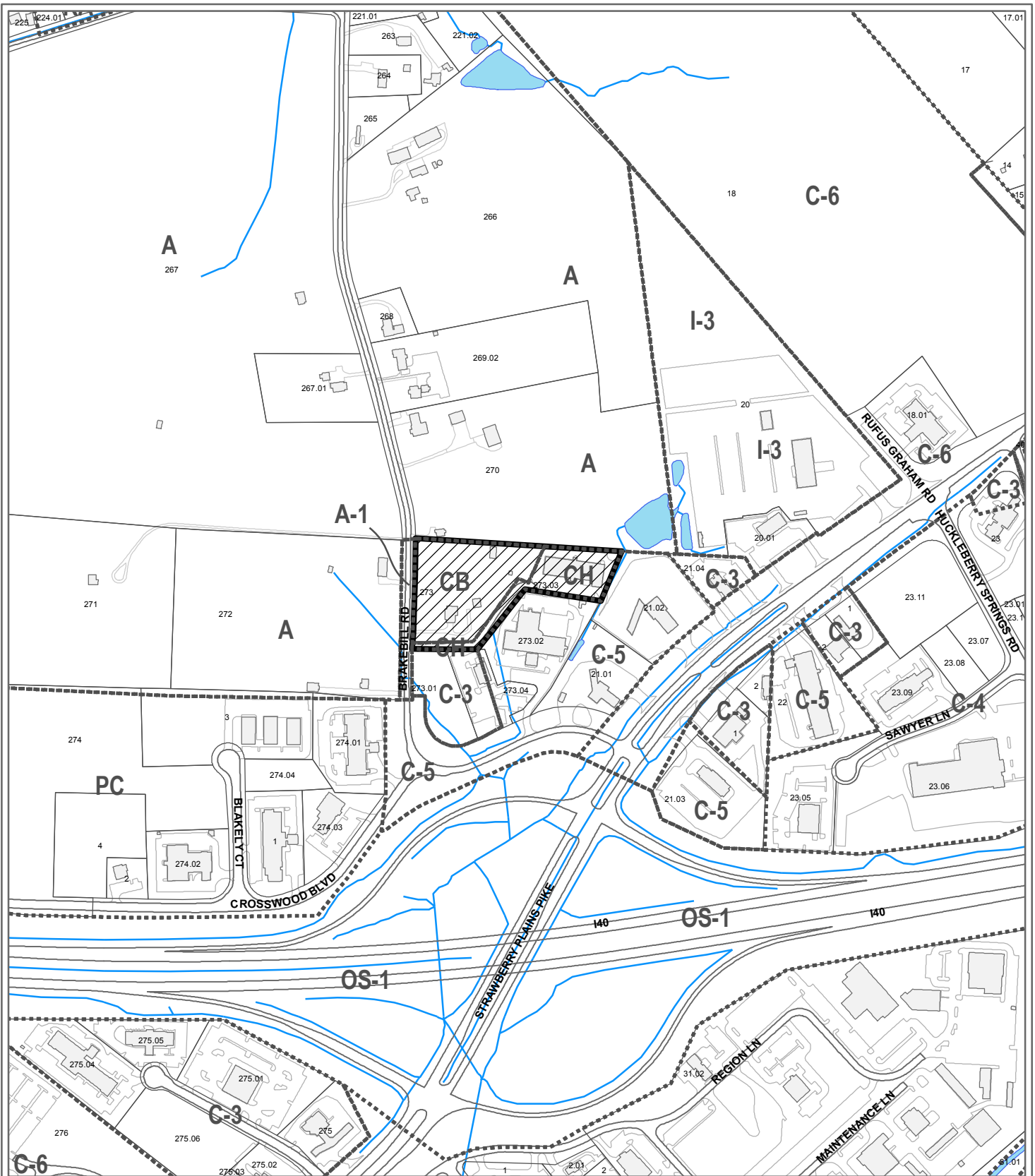
Other properties in this area have been rezoned to C-3, C-4, C-5 or C-6 after annexation into the City Limits of Knoxville. The recommended C-6 zoning will require administrative approval of a site plan prior to new

development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2014 and 6/24/2014. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-M-14-RZ
GOVERNMENTAL REZONING**

From: No Zone

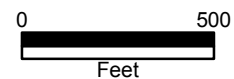
To: C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)



Petitioner: City of Knoxville

Map No: 72

Jurisdiction: City



Original Print Date: 4/11/2014

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902